

Tel: 020 7470 7145

AGENCY, CONSULTANCY & ASSET MANAGEMENT

## Ground Floor Office to Let- 596 sq ft (55.37 sq m) \*Immediately Available\*

8 Molasses Row, Plantation Wharf, Battersea, SW11 3TN



- ❖ **Approx. 596 sq ft (55.37 sq m)**
- ❖ **Ground Floor Office**
- ❖ **Private WC and Kitchenette**
- ❖ **Air Conditioned**
- ❖ **Inclusive of Gas and Electric Bills**
- ❖ **On-site parking by separate arrangement**
- ❖ **15 min walk from Clapham Junction Station\***
- ❖ **River Boat Service On - Site**

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# Office to Let

## 8 Molasses Row, Plantation Wharf, Battersea, SW11 3TN

### Location



The available ground floor office is situated in Molasses Row, in Plantation Wharf, providing easy access to the river boat and cycle routes.

With excellent transport links, Molasses House is a 15 minute\* walk to Clapham Junction station and a 10 minute\* walk to Wandsworth Town station- providing direct access to Vauxhall, Waterloo and Victoria.

RB6 River Bus service to Chelsea Harbour and Embankment, from Plantation Wharf Pier, is available. As well as this, Plantation Wharf is situated next to an extremely accessible, well-lit cycle route to Battersea Bridge, which on-site bike storage.

### Description

The available ground floor office extends to a total area of approximately 596 sq ft. The rear section of the unit includes a private kitchenette and WC. The annual rent figure includes the heating, air conditioning, electricity and water bills. Internet connection will be obtained on a separate license.

### Floor Areas

Ground Floor Office 596 sq ft 55.37 sq m

Full Repairing and Insuring lease for a term of 3+ months to be agreed.

### Total Occupational Costs

Rent is priced at £24,000 per annum (£2,000 per calendar month) all inclusive.

### Rates

N/A

### VAT

All prices, premiums or rents are quoted inclusive of VAT at the prevailing rate.

### Viewing and Further Information

Strictly via the sole agents:

Heather Smith  
Heather Smith Commercial Limited  
T: 020 7470 7145  
heather@heathersmithcommercial.com

Or

Claudia Smith  
Heather Smith Commercial Limited  
T: 0207 801 9027  
claudia@heathersmithcommercial.com

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\* Source: walkit.com

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